



Stunning Detached Family Home

Two Stylish En-Suite Shower Rooms

Integral Double Garage And Driveway

Five Good Size Bedrooms

Exceptional Open Plan Living Kitchen

Beautifully South Westerly Facing Rear



Introduction

Simply stunning, this immaculately presented detached family home, offers beautifully appointed accommodation, perfectly designed for modern family living. At the heart of the home is an exceptional open-plan living kitchen, dining and family space, complemented by five generous bedrooms, two stylish en-suite shower rooms and a contemporary family bathroom. Finished to an impeccable standard throughout, this is a home ready to move straight into and enjoy from day one. Situated within the highly desirable Thatch Close development, this attractive detached family home forms part of an exclusive collection of executive properties centred around an attractive open green, creating a charming setting and a wonderful sense of community. The accommodation begins with a welcoming entrance hallway leading to the well-proportioned reception rooms, including an elegant lounge together with a versatile second reception room, ideal as a family room, playroom or home office. Undoubtedly the heart of the home is the superb open-plan dining kitchen, beautifully appointed with an extensive range of contemporary units, open plan to the dining and seating area with a view over the rear garden and provides the perfect space for both relaxing and entertaining throughout the year. A practical utility area further complements the ground floor accommodation. To the first floor, the property continues to impress with five good size bedrooms. The superb principal suite enjoys the luxury of a stylish en-suite shower room together with a Juliet balcony overlooking the rear garden and smart fitted wardrobes, whilst the guest bedroom also benefits from its own contemporary en-suite. The remaining bedrooms are served by a beautifully appointed family bathroom, finished to an equally high standard. Externally, the property benefits from ample off-road parking, with a private driveway leading to the integral double garage and main entrance. To the rear, the beautifully South westerly facing garden has been thoughtfully designed to create a private haven, featuring generous paved seating areas, well-maintained lawns and beautifully stocked borders, providing the perfect setting for both outdoor entertaining and family enjoyment. Perfectly positioned within easy reach of Holmes Chapel village centre, highly regarded schools and the railway station, this outstanding home offers an exceptional combination of location, presentation and family living.

EPC Rating - B Council Tax Band - E Cheshire East Tenure - Freehold with a Maintenance Charge

ACCOMMODATION

Hallway

A welcoming entrance hallway finished with attractive tiled flooring, stairs ascending to the first floor and doors leading to the principal ground floor accommodation.

WC

Fitted with a smart contemporary two-piece suite comprising a floating concealed cistern WC and semi-pedestal wash hand basin with chrome mixer tap. Continuation of the attractive tiled flooring.

Study 9' 1" x 8' 4" (2.77m x 2.54m)

Located to the front of the property, a versatile reception room ideal as a home office, playroom or craft room.

Lounge 17' 1" x 19' 8" Both Max (5.20m x 5.99m)

An impressive reception room of excellent proportions, offering generous space for both seating and entertaining.

Open Plan Kitchen 22' 0" x 14' 3" (6.70m x 4.34m)

Undoubtedly the heart of the home, beautifully appointed with an extensive range of high-gloss mocha wall, drawer and base units complemented by sparkling quartz work surfaces and matching upstands. A central island provides additional storage, whilst integrated appliances include a Zanussi double oven and grill, Zanussi five-ring gas hob with chrome chimney-style extractor above, integrated dishwasher and integrated fridge freezer. An inset single drainer sink unit with chrome mixer tap sits beneath the side window. The dining and family area enjoys French doors opening onto the patio and rear garden, flanked by full-height windows allowing an abundance of natural light. Attractive tiled flooring continues throughout.

Utility Room 5' 9" x 8' 4" (1.75m x 2.54m)

Fitted with matching mocha base units and quartz work surface incorporating an inset sink with chrome mixer tap. Cupboard housing the Worcester gas central heating boiler, space for laundry appliances and courtesy door to the side.

First Floor Landing

The impressive landing allows access to all bedrooms and the family bathroom.

Master Bedroom 15' 11" x 14' 3" (4.85m x 4.34m)

An exceptional principal suite featuring French doors opening onto a Juliet balcony, fitted wardrobes with matching drawer units and bedside cabinets, together with access to the en-suite.

Master En-Suite

Stylishly fitted with a three-piece suite comprising a shower enclosure with dual-head mains shower incorporating drencher and riser style showers, semi-pedestal wash hand basin and low-level WC.

Guest Bedroom 13' 7" x 10' 9" (4.14m x 3.27m)

A generous guest suite overlooking the rear garden, complete with fitted wardrobes, matching drawer units and its own en-suite shower room.

Guest En-Suite

Fitted with a contemporary three-piece suite comprising shower enclosure with electric shower, floating concealed cistern WC and semi-pedestal wash hand basin.

Bedroom Three 14' 4" x 8' 5" (4.37m x 2.56m)

A generous double bedroom positioned to the front of the property, benefitting from fitted wardrobes and matching drawer units.

Bedroom Four 9' 3" x 9' 11" (2.82m x 3.02m)

Currently utilised as a home office, offering excellent flexibility as a fourth double bedroom if required.

Bedroom Five 9' 0" x 9' 1" max (2.74m x 2.77m)

A well-proportioned single bedroom enjoying a front-facing aspect.



Family Bathroom

Beautifully appointed with a contemporary four-piece suite comprising a panelled bath with wall-mounted central mixer tap, walk-in shower enclosure with dual-head mains shower incorporating drencher and riser showers, semi-pedestal wash hand basin with chrome mixer tap and floating concealed cistern WC.

Externally

A private driveway provides ample off-road parking and leads to the integral double garage, whilst the beautifully landscaped south westerly facing rear garden enjoys generous paved seating areas, manicured lawns and well-stocked borders, creating a wonderful space for outdoor entertaining and family enjoyment.

Double Garage 17' 4" x 17' 0" (5.28m x 5.18m)

Integral double garage with twin up-and-over doors, light and power connected.



Location

Holmes Chapel is a highly sought-after Cheshire village, renowned for its attractive centre and excellent range of everyday amenities. The village offers a superb mix of independent shops, cafés and well-known high street retailers, catering for all day-to-day shopping needs. Surrounded by beautiful Cheshire countryside, Holmes Chapel is ideal for those who enjoy the outdoors, with the picturesque Dane Valley and an abundance of scenic walking routes right on the doorstep. The village is particularly popular with families, benefiting from two highly regarded primary schools and secondary school, together with a variety of pubs, restaurants and cafés both within the village and the surrounding area. For commuters, Holmes Chapel railway station provides regular services to Manchester, Manchester Airport and Crewe, where there are onward connections to the national rail network. The nearby M6 motorway, accessed via Junction 18, offers convenient links to the wider North West motorway network, making Holmes Chapel an excellent location for both work and leisure.

Tenure

We have been informed the property is Freehold.

A site maintenance charge applies TBC

Correct at the time of listing.

We recommend you check these details with your Solicitor/Conveyancer

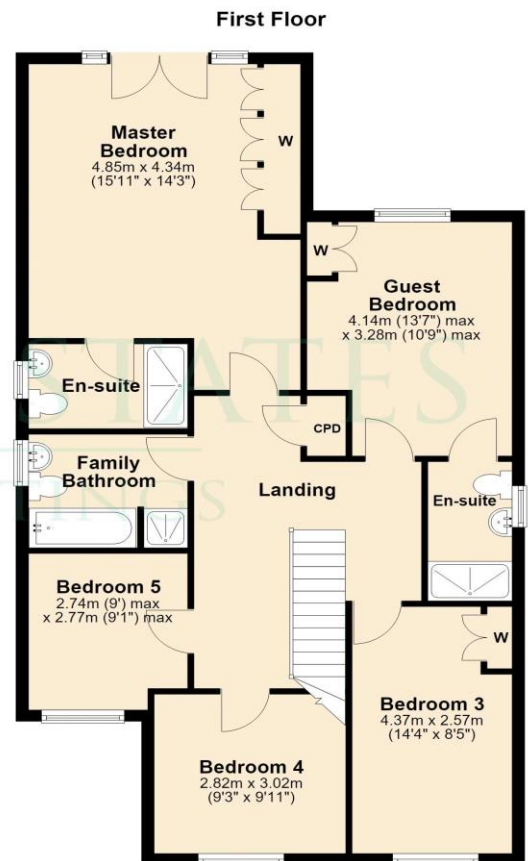
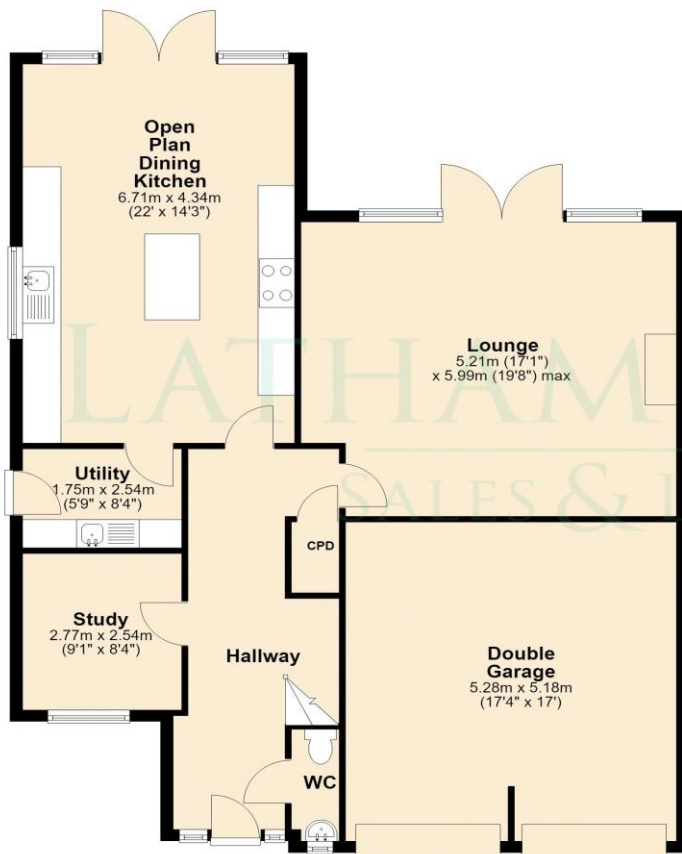


Directions

From our Office 18 London Road, CW4 7AJ, travel south on London Road (A50) to the main traffic lights, turning left onto Station Road, travel along past Holmes Chapel Station, to the roundabout, take the first exit left onto Manor Lane. Take the first right onto the development, identified by our Latham Estates for sale board, continue along, where the property can be found at the right-hand side of the Cul-de-Sac. Post Code CW4 8GF
Viewing Strictly by Appointment.



Ground Floor



This plan is NOT to scale. All measurements are approximate only. Created for illustrated purposes only.
Plan produced using PlanUp.

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Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.